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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: HIGHVIEW ESTATES MINOR SUBDIVISION & LOT LINE CHANGE
(ROMEO & DIAZ PROPERTIES)
PROJECT LOCATION: PAUL COURT (OFF TOLEMAN ROAD)
SECTION 56 – BLOCK 1 – LOTS 53.1 & 53.2
PROJECT NUMBER: 06-09
DATE: 10 OCTOBER 2007
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE REVISION FOLLOWED
BY THE RESUBDIVISION OF EACH LOT, AND THE CONSTRUCTION
OF A PRIVATE ROAD. THE PLANS WERE PREVIOUSLY REVIEWED
AT THE 8 MARCH 2006 AND 10 MAY 2006 PLANNING BOARD
MEETINGS.

1. The application was the subject of a public hearing at the May 10, 2006 planning board meeting. The applicant is requesting a “new preliminary approval” and “final approval” at this meeting.
2. We have received new plans for the application and provide the following comments:
 - As previously noted, lots 1 & 4 have individual driveways to the Town Road, notwithstanding they are adjacent to the private road. This is inconsistent with normal Town policy and standard for such situations. Has the Town Highway Superintendent approved the plans?
 - The bulk table is complete and correct. Each lot appears to comply with the minimum bulk requirements, based on the layouts submitted.
 - As previously noted, the 911 Policy of the Town requires the assignment of a street name and 911 address numbering. This appears to be incomplete at this time.

REGIONAL OFFICES

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3. In our prior comments we noted that this application would require review and approval from the Orange County Department of Health, as a Realty Subdivision, given the total lot count for the overall development. The applicant has subsequently scheduled our office to witness soils tests, which would indicate that they obtained a determination from the OCDOH that their review is not needed, and local review was appropriate. The applicant's engineer should submit the correspondence and/or determination from the OCDOH to this effect.

The soils testing was witnessed by our office on 9-6-07. Based on the indicated soils testing data, the Eljen system sizing appears correct.

4. For reference purposes note the following procedural status items:
- Lead Agency Taken 5-10-06 (following coordination letter of 3-8-05)
 - Public Hearing held and closed 5-10-06
 - Preliminary Approval granted 5-10-06 (not aware of extension status)
 - Neg Dec declared 5-10-06
5. The plans are substantially the same as those considered at Preliminary. As such, I recommend that the Board waive the Final Public Hearing, as per their discretionary judgement under Section 257-14 (B)(2) of the Town Code.
6. The applicant will be required to submit a Private Road Completion Bond per the requirements of Section 252-27 (A) (8) of the Town Street Specifications. Prior to posting the bond, a cost estimate should be submitted for review and approval.
7. The applicant should submit a draft copy of the Private Road Maintenance Declaration, in recordable form, for review by the Attorney for the Planning Board.
8. Given the fact that there are open items (especially the Highway Supt. and OCDOH issues), it may be appropriate that the Board ask the Applicant or their authorized representative waive the approval deadline for Board action.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer